

SOUTHERN OREGON

THE CHOICE - PORTION - OF - THE - STATE.

An Unsurpassed Field for The Intending Settler.

FACTS -- WELL -- ESTABLISHED.

CLIMATE.

No subject can interest the homeseeker more than that of climate. No section of Oregon will bear the scrutiny of close observation or scientific investigation and give so favorable results as Jackson County. In its climate this delightful region has the combined advantages of other sections, without the accompanying drawbacks. It enjoys the warmth of summer and frosts of winter without extremes in either. Having rainfall ample for all purposes it escapes the continued winter rains of the Willamette Valley.

The annual rainfall ranges from 18 to 30 inches, averaging about 25 inches. The extreme limit of the thermometer in summer is 100°, though it seldom reaches 85 degs., while in winter it seldom sinks as low as 10 degs. above zero; the average for winter being about 40 degs. and in summer 69 degs. Snow falls in winter to the depth of from one to three inches, and occasionally a little deeper, but seldom remains but a few hours or days at most. This is in the valley, at an altitude of from 1200 to 1600 feet.

Storms, tornadoes and cyclones, which visit other countries, and scatter death and destruction in their track, are here unknown. Spring, summer, autumn and winter, seed time and harvest, come and go in regular succession; but the transition from one to the other is so gradual that one fails to note the end of one or the beginning of the other.

SOIL.

The great diversity of soils and the admixture of the elements composing

one class of soil with those of another grade, renders it exceedingly difficult, in the space of our command, to describe it. Nothing more astonishes the novice than the crops found growing on lands which appear to him to be of little worth. This is a peculiar country, and its soils are not less remarkable. To classify as nearly as possible consistent with brevity, we have bottom, prairie, shale, granite, and a sand and clay soils. The bottom land is found along the rivers and creeks; The prairie soil on the prairie or table lands; The shale on the plains, table lands and hills; The sand and clay and loam in all parts of the valley. The soils are all good for special crops adapted to the nature of the soil.

PRODUCTIONS.

Wheat, rye, oats and barley grow well on all soils and yield fine crops. The straw is generally bright and clean, free from rust and mildew, the grain fills plump and well matured.

All of the cereals and grasses indigenous to the temperate zone, every beautiful flower that sheds its fragrance in the black north as well as the sunny south, and most every shrub and tree that adorns and beautifies our homes from the pine woods of Maine to the orange trees of California. In fruits Southern Oregon produces the following which not only grow but attain a size and flavor equal to those of any country: Apples, quinces, peaches, almonds, peanuls, cherries, prunes, pears, apricots, walnuts, nectarines, plums, strawberries, and all other small fruits, and grapes of every variety. Of grains and grasses the valley produces the following: Corn, buckwheat, tobacco, alfalfa, rye, timothy, clover, hops, broomcorn, besides vegetables of every kind and variety, give a most prolific yield.

General Information for the Homeseeker.

WHAT CAN I DO?

If you are coming from any of the States east of the Rocky mountains, you can:

Double the acreage you now have—
Double, if not treble, the profits of your farming—

Get the best climate on the Pacific coast—

Locate in the midst of excellent social, church and school interests—

Buy choice fruit and grain lands adjacent to the best town in Southern Oregon, MEDFORD—

Increase your chances of good health, by having an even, and splendid temperature—

Exchange the extremely bitter cold of winter, for a climate in which open air work is possible the year through—

Purchase land close to market, on which all kinds of fruit can be produced, and which, when marketable, will bring you \$200 an acre, net—

Find a summer temperature which admits of field labor, without any pos-

sibility of being overcome by heat, or sunstroke; an air that invites labor—

Find a location where stock can pasture almost all the year round, and where it is an uncommon thing to feed more than a week or two during the winter—

Your \$2500, will give you an excellent farm in this splendid valley, and if you plant an orchard on ten or fifteen acres of it, and attend to business that farm will make you rich in ten years.

EDUCATION.

On the subject of education the people are wide awake. Although long separated from the outside world Jackson county has kept pace with other sections in matters of education and general culture.

The public and private schools bear favorable comparison with institutions of the same kind in other states, while the warm hearts and friendly hands that greet the new-comer will readily convince him that true culture and

true courtesy are not circumscribed by mountain barriers.

NOT A BOOM.

One of the most gratifying features of the present rapid growth of this city and the immediate vicinity, is the fact that our property holders have not attempted to flake any undue advantage of the new situation by advancing the prices of land, in that way killing the goose that lays the golden egg. Anxious to see the city expand, and her population grow, they have settled upon a reasonable price for property and sold at that price, whenever a buyer sought it. That is the true policy, the continual and very rapid growth of Medford, and especially the fact that the new-comers are men of means, character and business probity, very strongly emphasizing this proposition.

ODDS AND ENDS.

Good fruit and grain lands can be bought in this vicinity for prices ranging from \$20 to \$50, an acre; lands

upon which 35 to 40 bushels of wheat may be grown; land that will produce fine corn, sweet potatoes, all the vegetables known in the market, and if set in fruit trees will in four years yield \$250 an acre net.

House rents are cheap as yet, \$10 a month getting a good sized dwelling. Building material is cheap in the city. Meats, choice cuts, 12¢ cents for beef. Flour is among the cheap things of the state. Fuel about \$3.25 per cord. There is little government land in this vicinity. What is left has to include the higher foot hills, good only for pasture.

The best way to reach Southern Oregon from any of the points east of the Rockies, and south of St. Paul, is by San Francisco, thence by rail to MEDFORD. This is the chief city of this valley. Don't forget that the same quantities are necessary to success here as elsewhere. Any other notion leads to disappointment. Labor and thrift collect money in Southern Oregon.

Interrogatory.

Are your winters enjoyable? Yes. When do farmers plow? Almost any time during the whole winter. Do crops ever fail, and do you sometimes have a drought? No, never; unknown things. Take your climate the year round, is it better than California or the rest of Oregon can offer. Yes it is, being a happy medium between the dryness and droughts of Southern California, and the long continued rains and drizzles of Northern Oregon. What is the building material worth? This is one of the cheap things of Oregon; fair lumber for building purposes can be had along the railway lines for \$7 to \$12 per thousand and. Is building expensive? No, compared with prices east of the Rocky mountains. Saw-mills are a feature of almost every locality, and of certainly of every distinct neighborhood and town.

A Partial List of Our DESIRABLE BARGAINS!!!

N.O. 58—185 acres, 100 in cultivation All fenced, good buildings, 5 acres good orchard, all kinds small fruits, well watered with well spring, and creek, has plenty of good timber, is pleasantly located where frost does not trouble fruit. Six miles from R.R. station. Price, \$5000.

N.O. 70—160 acres, all under fence, 120 acres in cultivation, 1600 fruit trees, house, barn and out-buildings not first-class, soil good. On a direct road three miles from Medford. This is a bargain. Price, \$5300.

N.O. 46—228 acres, 75 acres in cultivation, all fenced, fair buildings good timber, nicely located. Three miles from Medford. Price, \$40 per acre.

N.O. 42—200 acres, 120 in cultivation All fenced, house and out-buildings not good, splendid springs, convenient for house and barn use, good timber, bearing orchard, small. Price, \$2000, half down balance on time.

N.O. 56—57½ acres, all fenced and in a good state of cultivation, choice set kind of bottom land, new house & barn, situated in Bear creek bottom, one-half mile from Central Point. Price, \$200 an acre.

N.O. 52—500 acres of foothill fruit land, unimproved, well watered by springs, six miles from Medford. A bargain for some one. Price, \$8 an acre.

N.O. 53—460 acres, 80 in cultivation, 1 house with five rooms, orchard of 200 fruit trees, some in bearing, five good springs, barn and out-buildings, nine miles from Medford, four miles from Central Point. This farm is susceptible of all kinds of fruit and is a bargain for the money. Price, \$3500.

N.O. 31—120 acres of heavy timber. Mostly fir, some pine, 7 miles from Medford. Very cheap. Price, \$600.

D. T. LAWTON,
Notary Public.

R. T. LAWTON & SON,

Real Estate Brokers, Insurance and Collection Agents
MEDFORD, OREGON.

Dealers in all kinds of Real Estate, Improved and Unimproved Fruit Mining and Timber lands.

City Property a Specialty

Having a large list of Farms to select from, we are confident we can suit any who wish to purchase.
Free conveyance furnished showing parties land.

GIVE OUR OFFICE A CALL BEFORE PURCHASING!!!

— GENERAL —

MERCHANDISE

DRY GOODS,
BOOTS SHOES!
Clothing, Furnishings,
TABLE CUTLERY.
PROVISIONS AND CANNED
GOODS

Shelves Filled With New and Fresh Goods.

HENRY SMITH,
DEALER

Store in Front Of Depot Plaza,
Medford, : : : Oregon.

Railroad Exchange.

JOHN NOLAND, Proprietor.
THE MOST POPULAR RESORT IN
SOUTHERN OREGON.

The Bar is Always Supplied With
THE BEST
WINES,
LIQUORS,
CIGARS,
BUDWISER,
BOCA,
MILWAUKEE,
& AND OTHER BEERS

ALE AND PORTER.

Fine Brunswick & Balke Millard Tables.
Also Keep on Hand the Very
BEST QUAILAY of
BRANDIES, WINES & LIQUORS
For Medicinal Purposes.

All the leading papers on file. Every
body used alike and everybody invited to
all.

A. CHILDERS. — S. CHILDS.
Childers & Son,
Medford, Oregon.

MASON CONTRACTORS

Builders in All Kinds of Work

STONE AND MASONRY

ESTIMATES made on all classes of
work. We have thus far secured the
brick-work for the erection of four large
two-story brick stores in Medford, and we
defy competition.
GIVE US A CALL.

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City and Suburban Property a Specialty.

Southern Oregon Fruit and Grain Farms
a Specialty.

This Firm Bonds Real Estate of all
kinds for six months or a year, and per-
sonally introduce immigrant buyers.

WOLTER'S New Bakery

CONFECTIONERY.

All Kinds of Fancy Groceries,

Such as
CANNED BEEF,
CACKEN,
ROLLED OATS,
PIGS FEET
RAISINS,
CHEESE,
SARDINES,
Etc., Etc., Etc.

Common and Fancy Candles made
a Specialty.

CIGARS and TOBACCO of the Finest
Grades to be found in the Market.